

\$795,000 - 1672 Puffin 3, Chula Vista

MLS® #260021895

\$795,000

4 Bedroom, 4.00 Bathroom, 1,882 sqft
Residential on 3.47 Acres

AVIARE at Otay Ranch, Chula Vista, CA

VA AND FHA WELCOME TO THE ULTIMATE OTAY RANCH LIFESTYLE – MOVE-IN READY! Discover vibrant community living in Chula Vista’s Aviare neighborhood. This stunning turn-key property offers 1,850+ sq. ft. of space featuring 4 bedrooms, 3.5 bathrooms, and a versatile upper-level bonus space for a gym, office, or playroom. Enjoy an open-concept kitchen with granite countertops, abundant cabinetry, a pantry, bright living and dining areas, a main-floor half bath, extra linen storage, and an attached 2-car garage. THE COMMUNITY & LIFESTYLE: Live in a resort-style, family-friendly neighborhood with beautifully maintained green areas, barbecue zones, and a sparkling community pool just a short walk away. UNBEATABLE CONVENIENCE & WALKABILITY: Saburo Muraoka Elementary School is steps away (0.1 miles). Within a 1-mile radius are top-tier schools including Otay Ranch Senior High. Enjoy premier shopping at Otay Ranch Town Center, Escaya, and Walmart, plus major banks like Wells Fargo, Chase, and BofA. Satisfy cravings with dining options ranging from The Cheesecake Factory and P.F. Chang's to In-N-Out, Carl’s Jr., and Chick-fil-A. COMMUTING & HEALTHCARE: Sharp Chula Vista Medical Center is nearby. Commuting is a breeze with instant access to the SR-125 highway connecting to SR-54 and I-805 freeways, placing all of San Diego within easy reach. Plus, you are under 20 minutes from Downtown, the airport, and the



international border. Experience this incredible neighborhood, exceptional local amenities, and unmatched modern comfort all in one perfect place. Schedule your private tour today!

Built in 2016

Essential Information

MLS® #	260021895
Price	\$795,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,882
Acres	3.47
Year Built	2016
Type	Residential
Sub-Type	Townhome
Style	Mediterranean/Spanish
Status	Active

Community Information

Address	1672 Puffin 3
Area	CHULA VISTA (91913)
Subdivision	AVIARE at Otay Ranch
City	Chula Vista
County	San Diego
State	CA
Zip Code	91913

Amenities

Amenities	BBQ,Clubhouse/Rec Room,Playground,Pool,Recreation Area
Utilities	Cable Available,Electricity Available,Electricity Connected,Natural Gas Available,Natural Gas Connected,Sewer Available,Sewer Connected,Water Available,Water Connected
Parking Spaces	4
Parking	Attached,Direct Garage Access,Garage,Garage - Rear Entry,Garage -

	Single Door
# of Garages	2
View	N/K,Trees/Woods
Has Pool	Yes
Pool	Community/Common

Interior

Interior Features	Ceiling Fan,Granite Counters,Low Flow Shower,Low Flow Toilet(s),Open Floor Plan,Pantry,Recessed Lighting,Shower,Kitchen Open to Family Rm
Appliances	Dishwasher,Microwave,Range/Oven,Energy Star Appliances,Gas Oven,Gas Stove,Range/Stove Hood,Recirculated Exhaust Fan,Gas Range,Counter Top,Gas Cooking
Heating	Energy Star,Forced Air Unit,High Efficiency
Cooling	Central Forced Air,Energy Star,High Efficiency
Fireplace	Yes
# of Stories	3
Stories	3 Story

Exterior

Lot Description	Landscaped,Private Street,Sidewalks,Sprinklers In Front,Street Paved
Roof	Tile/Clay
Construction	Stucco

Fees

HOA Fees	\$295
HOA Frequency	Monthly
Other Fees	\$0
Mello Roos	\$230
Total Fees	\$525

Additional Information

Date Listed	September 6th, 2026
Days on Market	2
Zoning	R-1:SINGLE
Listing Office	Mr Agent RE

Listing Details

Listing Office	Mr Agent RE
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This information is deemed reliable but not guaranteed. You should rely on this information only to decide whether or

not to further investigate a particular property. BEFORE MAKING ANY OTHER DECISION, YOU SHOULD PERSONALLY INVESTIGATE THE FACTS (e.g. square footage and lot size) with the assistance of an appropriate professional. You may use this information only to identify properties you may be interested in investigating further. All uses except for personal, non-commercial use in accordance with the foregoing purpose are prohibited. Redistribution or copying of this information, any photographs or video tours is strictly prohibited. This information is derived from the Internet Data Exchange (IDX) service provided by San Diego MLS®. Displayed property listings may be held by a brokerage firm other than the broker and/or agent responsible for this display. The information and any photographs and video tours and the compilation from which they are derived is protected by copyright. Compilation© 2026 San Diego MLS®, Inc

Listing information last updated on September 13th, 2026 at 2:54am PDT